

# City of Winchester, Virginia

## Community Development Block Grant Consolidated Annual Performance and Evaluation Report

Fiscal Year 2005; HUD Program Year 2004  
(July 1, 2004- June 30, 2005)

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## **Introduction**

This Consolidated Annual Performance and Evaluation Report (CAPER) evaluates the City of Winchester's progress in carrying out the 2004 Annual Action Plan for Community Development Block Grant funded programs. This annual report also assesses the City's successes in addressing the five-year priorities and objectives contained in its 2004-2008 Consolidated Plan. The report is organized to be consistent with its related Action Plan so that interested citizens can easily compare these documents and readily assess the City's performance in meeting its stated community development goals.

## **Summary of the Annual Performance Reporting Process**

The annual performance reporting process is dictated by the need to provide the US Department of Housing and Urban Development (HUD) with a completed document within 90 days of the end of the program year. The federal agency also requires that this report be the subject of a public hearing and a 15 day public review and comment period. To meet the HUD determined guidelines, the City of Winchester adhered to the following schedule for developing its Consolidated Annual Performance and Evaluation Report (CAPER):

October 4, 2005	Public Comment Period begins opened at City Council work session
October 5, 2005	Notice of public comment in newspaper
October 8, 2005	Notice of public comment in newspaper
October 11, 2005	Public hearing
October 19, 2005	Public Comment Period closed

## **Annual Performance**

### Resources Made Available within the Jurisdiction

The City of Winchester received \$306,000 of Community Development Block Grant (CDBG) funds for fiscal year (FY) 2005. These funds were allocated to several programs directed to meet specific goals identified by the public, including housing repair, homeownership and neighborhood improvement. Funds were also used for administration of the programs. Allocation of resources is shown on the next page. (C04PR02)

### Investment of Available Resources

The Office of Housing and Community Initiatives implements the City's CDBG programs. Activities accomplished by other agencies, under CDBG sub-recipient agreements, also fall under Housing and Community Initiatives oversight.

*Administration* activities include the oversight and implementation of CDBG programs to include assessment and planning, agreement negotiation and execution, monitoring and evaluation. During the reporting period, the City expended \$60,566.90 for administration purposes.

*Housing Repair* includes funding for rehabilitation of multi-family and single family housing. During the reporting year, the city executed agreements with two local non-profit agencies for the purpose of rehabilitation of substandard housing.

- The City executed an agreement with Housing Action, NSV for the rehabilitation of two vacant single family homes. The homes, previously owned as investment property were converted to homeownership. The City provided \$24,000 toward the rehabilitation of the two homes. The homes are currently near completion, and are scheduled to be ready for occupancy by winter, 2005. Housing Action, NSV is working with local homebuyer assistance programs to pre-qualify first time homebuyers.
- The City executed an agreement with Help with Housing to administer funds for emergency home repairs. Single and multi-family housing is eligible. The City made available \$56,000 from the 2004 program year for a loan program to assist property owners in making necessary repairs to pass City Building Code Inspections. The City has been working with Help with Housing to identify potential candidates for the program, and have approximately 10 candidates. We have been unsuccessful, however in registering participants as many potential participants are in need of much more financial assistance than this program can offer. Currently, Help with Housing is working to develop a plan to draw from additional private resources in order to provide the necessary funding to make the improvements.

*Homeownership* programs include activities that result in affordable homeownership opportunities to low and moderate income first time homebuyers. The city has executed an agreement with AHC, Inc, funded in part with CDBG funds to purchase, rehabilitate and sell single family homes to low and moderate income first time homebuyers. The total agreement amount is for \$414,300, with \$39,800 2004 CDBG funds allocated. The

city has completed a non-site specific environmental review. In the meantime, AHC, Inc identified two properties for purchase, and has submitted notice to the city of their intent to purchase. The City is currently working to complete the second tier of the environmental review; namely consultation with the Virginia Department of Historic Resources.

*Neighborhood Improvements* include repairs to sidewalks and other public facilities necessary to bring neighborhoods up to community standards. The City has identified an area for which improvements are necessary and is working to complete design drawings. The City has allocated \$125,000 2004 CDBG funds for the project.



## Location of CDBG Projects



## Areas of Minority Concentration

## Areas of Low and Moderate Income Concentration

## Evaluation of Meeting Priority Needs

The following section describes the relationship between the priorities established in the 2004-2008 Consolidated Action Plan and the 2004 Annual Action Plan and the outcomes accomplished through the CDBG funding received in 2004.

### *Continuum of Care*

Northwestern Community Services is the local administrator of the Continuum of Care program. The Continuum of Care program is monitored by the local Homeless Advisory Network. Meetings are convened monthly and offered as an opportunity for local service providers to network, share information and discuss difficulties in providing services to their clients.

The City, as the only Entitlement Community in the service region is responsible for ensuring consistency of the Continuum of Care with the Consolidated Plan. In 2004, the City did certify consistency with the condition that City staff members as well as other member agencies become more involved in the Continuum of Care process.

The Homeless Advisory Network also began discussing methods for conducting a count of homeless persons in the region and is researching methods for instituting an HMIS system in the region.

The City is also working with two emergency shelter organizations: the Shelter for Abused Women and the Salvation Army to expand their shelters to better meet the needs of their clientele. The Shelter for Abused Women plans to launch a capital fund raising campaign later this fall for acquisition of a new site. The Salvation Army has been working with a consultant to determine the need of clients and how the shelter should expand to better meet those needs. We anticipate the addition of more traditional transitional housing services with both organizations' expansions.

The City continues to maintain a communicative relationship with service providers to understand the implications of code and other law enforcement on the housing opportunities for persons in the City. The City works hard to receive input from all interested persons before deciding to implement new programs or to continue to enforce existing policy.

The City is very supportive of agencies who offer supportive services. Much work is needed to further develop supportive programs- a goal of the new housing office noted below.

### *Affordable Housing*

In September, 2004, the City of Winchester participated in the 2004 Regional Housing Summit. The purpose of the Summit was to gather area advocates, service providers and those in need of affordable housing to discuss various strategies and resources available to increase affordable housing. The summit offered a number of guest speakers from various state and federal agencies including the Virginia Department of Housing and Community Development, the Virginia Housing Development Agency, the State Policy Committee on Homelessness and the Virginia Field Office for the US Department of Housing and Urban Development.

In February, 2004, City Council appointed citizens to a special committee for the express purpose of researching affordable housing needs in the City and the benefits of activating a local Redevelopment and Housing Authority. In August, 2005 the committee recommended to Council that a resolution be adopted registering a public referendum for the ballot on November 8, 2005. In the meantime and beyond, the committee members

will continue to identify affordable housing barriers and impediments and work to make recommendations for ways to overcome those barriers.

The Committee will continue to direct staff in creating a document entitled “Affordable Housing Strategies” and may be very active in establishing goals should a Redevelopment and Housing Authority be activated in the City of Winchester.

The Office for Housing and Community Initiatives is continuing to evaluate and restructure a housing repair program in order to respond to any unexpected outcomes of the Rental Housing Inspection Program (adopted in , 2004). The program was initially developed to respond to the required improvements to rental housing. The goal of the program is to assist property owners in making necessary repairs without forcing an increase in rents in order to compensate for additional repair costs.

The City continues to support affordable housing developers such as Habitat for Humanity and Help with Housing- both local non profit agencies committed to providing affordable housing to low and moderate-income individuals and families. The City also supports other agencies whose missions include assistance in locating safe, decent affordable housing. Support can be characterized by funding and technical assistance to the agencies. Technical assistance includes guidance regarding requirements identified in the Comprehensive Plan, support in applications from other funding sources, and assistance in identification of potentially compatible development sites in the City.

The City is working with Blue Ridge Housing Network (BRHN) to encourage the localities in the region to participate in an application to HUD for the creation of a Consortium in order to increase the amount of HOME funds allocated to the region. BRHN is a non profit agency that provides down payment and closing cost assistance to qualified first time low and moderate income homebuyers in the region. Currently, the organization is funded through the State- and administers the program formerly known as the Single Family Regional Loan Fund. We anticipate an application directly to HUD should net a 100% increase in funding to BRHN- double the amount the organization currently has available for grants to eligible first time homebuyers.

All programs aimed at increasing affordable housing in the City of Winchester consider the needs of low, low/moderate, and moderate income renters and owners. The City consults with agencies who advocate for the needs of their clients, particularly those with disabilities and other special needs.

#### *Reducing Lead Based Paint Hazards*

City staff members, including those from the Inspections and Housing Departments are members of a task group, formed in May, 2005 for the purpose of examining data relative to lead-based paint hazards. The Task group also includes members from the local health department and the Director of the Loud Fairfax Regional Health District. The task group meets quarterly and discusses ways to share data regarding potential lead based paint hazards. The next meeting is scheduled for November, 2005. the purpose of the November meeting is to review the results of the newly instituted screening requirements for all incoming public school kindergarten students and to discuss additional methods for assessing lead based paint effects and abatement procedures.

#### *Fair Housing*

The City is working to publish a Request for Proposals from agencies qualified to conduct Analyses of Impediments to Fair Housing. An executed contract with a qualified agency is anticipated for the beginning of 2006. The City has identified funds for the activity.

The City supported the following efforts in order to support Fair Housing:

1. On the City authorized the distribution of literature promoting Fair Housing.
2. On the City Council adopted a resolution affirmatively furthering Fair Housing.
3. In September, 2004 the City agreed to print up to 5,000 copies of a newly published booklet entitled "Know Your Rights", a guidebook for landlord/ tenant rights. The book was designed and published by the Community Services Council; an affiliation of area non profit agencies including Blue Ridge Legal Services, Access Independence, Aids Response Effort, HUD Housing Choice Voucher Program, and Literacy Volunteers.

#### *Non Housing Community Development Needs*

Staff has identified three areas for non housing community development needs: Public Facility Needs; Infrastructure; Public Service Needs and Economic Development needs. Historically, the City funds non housing community development needs through other funds than CDBG. However, since the receipt of CDBG funds, the City does consider it a potential funding source- particularly if the activities would clearly benefit residents of an identified target area.

The City has agreed that public facility and infrastructure improvements associated with homeownership development are allowable CDBG costs. In addition, public facility and infrastructure improvements such as sidewalk repairs, street light improvements and neighborhood park improvements are allowable if planned for an area located in the target area.

In 2005, the City will conclude a Small Cities funded blight abatement project in the core of the downtown and will continue the effort to the east, into the project area. The project continuation will be funded in part by the 2004 CDBG funds. The project will include sidewalk improvements. The area is a highly pedestrian area and will compliment substantial economic development in the area.

The City provides funds to local service agencies through direct application to the City as well as through the United Way Community Impact Grants. The City provides funds to the United Way for dissemination among agencies that respond to critical needs in the City of Winchester.

#### Overcoming Gaps in the Institutional Structure

In September, 2005, the City Manager proposed a reorganized structure of City Departments in order to better serve the public. One result of the reorganization is the collocation of all staff and programs that address housing and neighborhood programs. This new Office for Housing and Community Initiatives will provide greater opportunity for enhanced coordination of public and private services.

An immediate goal of the office is to locate space that will accommodate not only city staff, but will provide additional space to create a housing resource center. The center will be available to service providers as well as service seekers. Resources will include data on the latest affordable and acceptable designs for adaptive rehabilitation of historic buildings, available programs for affordable housing (including mortgage and rental assistance), etc. The office is intended to be a centrally located shared space for agencies to meet with one another and clients as many agencies are not located in space easily accessible to many clients.

The City recently advertised and hired an individual to fill a newly created position- the Community Initiatives Partner. One duty of this position is to evaluate the institutional structure and make recommendations of how existing programs across agencies may be beneficial to shared clientele. This position, filled by a bilingual individual, will be an integral part of the City's effort to reach out to the growing Hispanic population in the City. The Community Initiatives Partner will be tasked with identifying and assessing underserved needs, gaps and duplication of services in the community.

With the integration of the Community Initiatives Partner, the City hopes to be able to identify programs that will assist individuals and families in improving their financial situation. Through partnerships with area service providers, the City plans to build a network of services that will assist individuals and families in reaching higher economic status, thereby reducing the number of individuals and families below the poverty level.

#### Ensuring Compliance with Program and Comprehensive Planning Requirements

Staff members in the Office for Housing and Community Initiatives continue to ensure consistency of every agreement funded with CDBG funds with the Consolidated Plan and Annual Action Plan. Subrecipients are required to adhere to all CDBG requirements and maintain close communication with the City regarding the status of projects.

The following table shows the City's progress in meeting its five year goals:

## Benefiting Low- and Moderate- Income Persons

Activity	Strategy	Partner Agency	Funding Amount and Source	Objectives	Status
Increase Homeownership Opportunities	Partner to increase homeownership opportunities for a broad spectrum of LMI persons through new construction and rehabilitation	Human Service Agencies Identified through Application Process, Private Investors	166,000 CDBG Funds changed to \$39,800 (\$125,000 moved to Neighborhood Improvements; \$1,200 moved to Admin.)	Create 5 new homeownership opportunities	Funds committed for agreement with AHC, Inc to establish a revolving pool of funds for Homeownership. Estimated 4 homes per year.
Increase Assisted Housing	Work to increase Section 8 allocation. Explore the feasibility of project based Section 8 allocations	WSS, VHDA		Implement project based Section 8 allocations if determined feasible.	Working to determine whether additional vouchers will be available if a Housing Authority is activated.
Identify Additional Barriers to Affordable Housing	Conduct an analysis of existing housing codes to determine if barriers exist. Determine the level of knowledge of available affordable housing programs	City, VHDA		Implement Strategies to overcome Impediments; Coordinate 2 Affordable Housing Programs Annually.	Housing Committee established; working to create programs to overcome barriers.
Develop Affordable Elderly Housing	Partner with for-profit developers to pursue HUD 221-D4 financing and low income housing tax credits	VHDA, HUD, Private Developers		Construction of One 80 Unit Elderly Housing Facility.	Construction on hold; the developer is no longer interested in the project.
Development of Transitional Housing	Explore the need and inventory of housing for 30-180 days to enable people to get back on their feet in emergency situations. Require self-sufficiency programs to prevent homelessness in coordination with transitional housing services	Salvation Army, C-CAP, Shelter for Abused Women		Determine need and location of a transitional housing facility; facilitate partnership for construction or renovation of such a facility.	Working with the Shelter for Abused Women to locate potential sites for expansion; the expansion project may include the creation of space for transitional housing.
Develop an Anti-Poverty Strategy	Identify and coordinate all public and private human service activities. Work to direct activities to encourage self-sufficiency of families and individuals.	CSC, Our Health, United Way, and affiliated agencies		Develop an Anti-Poverty Strategy that includes a Homeless Continuum of Care Strategy by August 2004	Currently working with Homeless Advisory Network to coordinate HMIS system; working with local agencies to coordinate services for clientele.

## Preventing or Eliminating Slums or Blight

Activity	Strategy	Partner Agency	Funding Amount and Source	Outcomes	Status
Continue the City's Rental Inspection Program	Identify rental housing units with health and safety violations and assure the correction of those issues	City of Winchester	30,000 CDBG	10 repaired units	The city is working with Help with Housing (non profit agency) to identify rental properties in need of assistance. To date, no property owners have taken advantage of the program.
Continue funding of housing rehabilitation program	Provide very low interest rate loans and matching grants to facilitate the renovation of housing occupied by LMI individuals	Non-profit Housing Support Agencies Identified through the Application Process	50,000 CDBG	Rehabilitation of 2 houses	The city is working with Help with Housing (non profit agency) to identify homeowners in need of assistance. To date, \$24,000 allocated to the rehabilitation of two homes for homeownership. Remaining \$26,000 unobligated.
Analysis of Impediments to Fair Housing	Conduct and analysis and develop a strategy to overcome the identified impediments	City of Winchester		Complete and Implement Strategy by September 2004	The city has identified funds (program income from 1989 state administered small cities program). Currently, staff is working to publish an RFP for services.



## Other Community Development Needs

Activity	Strategy	Partner Agency	Funding Amount and Source	Outcomes	Status
Support the Enhancement of Neighborhood Institutions	Work with neighborhood institutions to enhance and stabilize operations in the community	Elks Lodge, Caretakers, Fremont Street Nursery		Ensure the stabilization of struggling institutions in the North End through facilitation of partnerships and technical assistance of fundraising activities.	City staff members consistently attend monthly North End Citizens Association Meetings; assist to print and distribute flyers advertising the event. Many public meetings are held in the North End. City Council called a work session specifically to hear concerns in the North End. Currently Council members are appointing members to a short term task force.
Conduct Lead Hazards Analysis	Determine the need for Lead Based Paint Testing and identify funding for support	WPS, LeadSafe Virginia Program, Regional Health Department		Create a Lead Hazards Education Program; Develop a Testing and Abatement Strategy if Necessary	City staff meets quarterly with representatives from the Health Department to discuss lead based paint issues. The group is working to assess the incidence of elevated blood levels caused by lead based paint among city residences.
Increase Public Safety	Work with City Police Department and Neighborhood groups to develop and/or enhance neighborhood watch and community policing activities	Winchester City Police Department, Neighborhood and Citizens Groups		Complete a Public Safety Analysis; Continue Neighborhood Liaison Program	The Police Department has created a Special Task Team- assigning officers to patrol specifically in the North End. The Team was appointed in August. The purpose of the team is to increase police presence and to familiarize the neighborhood with "community policing". Various departments are working to improve the Neighborhood Initiative program.
Provide Technical Assistance to Neighborhood Groups and Human Service Providers	Conduct Service Providers Summit. Develop and maintain a Resource Catalog of various support activities in the area	City of Winchester		Hold a Service Provider Summit in July, 2004; Initiate Resource Catalog by September, 2004.	The summit was in September, 2004. Over 100 people attended; many of the suggestions discussed have been incorporated into the city's strategic planning. Networking at the summit resulted in numerous partnerships between agencies.

### Program Objectives

In May, 2005, City Council approved funding in the FY 2006 budget for increasing opportunities for affordable homeownership opportunities in the City. this allocation is part of a \$5,000,000 commitment from City Council over five years for the purpose of providing homeownership opportunities to low and moderate income residents of the City. In addition, the City received approval from the Virginia Department of Housing and Community Development to reprogram income generated from a 1989 CDBG Small Cities rehabilitation loan program. The City was granted approval for reprogramming the funds for increasing homeownership opportunities for low and moderate income residents of the city. These "new" funding sources caused staff members to reexamine CDBG allocations in order to meet HUD timeliness requirements and to address additional priority needs identified through the citizen participation process.

As noted above, the City reallocated \$126,200 originally dedicated to Homeownership activities to Neighborhood Improvements and Administration (\$125,000 to Neighborhood Improvements and \$1,200 for Administration- adjusting the administration amount to the maximum allowable). The City has dedicated \$278,370 Small Cities Program Income and the remaining \$39,800 2004 CDBG funds to Homeownership Activities. The funds have been set aside to establish a revolving fund for acquisition, rehabilitation and sale of previously vacant properties to low and moderate income eligible homebuyers. The City anticipates the creation of 4 homeownership opportunities by year's end as a result of the agreement with AHC, Inc.

The City's investment of local funds will yield a total of 9 new homeownership opportunities for low and moderate income families produced by Habitat for Humanity. The city anticipates occupancy of 3 homes before the end of 2005, and occupancy of 3 more houses by the end of 2006. The remaining 3 home should be occupied by the end of 2007.

The City is currently working with partner agencies to adjust the housing repair programs to make them more attractive to those in need. We anticipate adjustments in the programs in order to meet the goals set forward in the Consolidated Plan.

### Displacement

The City of Winchester maintains its policy of avoiding projects that may result in permanent displacement of any individuals or families. The City will provide temporary assistance in situations where necessary improvements prevent occupancy- but only for temporary circumstances. The City of Winchester City Council adopted a Residential Anti-Displacement and Relocation Assistance Plan on May 10, 2004 that adheres to Federal Guidelines.

## **Public Participation**

The Office for Housing and Community Initiatives welcomes public participation year round. Staff attends community and other meetings where discussions of the progress of the CDBG Program may occur. In addition, staff is often invited to give updates to interested groups regarding the CDBG program. The City formally hosts public meetings in addition to the City Council Public hearings every fall and spring to gather public input. Staff generally hosts 2 additional public meetings each fall and spring in addition to the two public hearings.

### Public Hearing

A public hearing was held on October 11, 2005 to hear comment regarding the Consolidated Annual Performance Evaluation Report. The hearing was advertised on Wednesday October 5, and Saturday October 8 in the Winchester Star.

### Public Notice

The public notice advertised the public hearing and provided a summary of the report as well as notice of the location of the report. A copy of the document was made available in the City Development Office and on the City Website. The notices provided the same information in both notices.

### Summary of Public Comments

## **Assessment of Annual Performance**

The City of Winchester effectively achieved many goals set forward in the 2004 Annual Action Plan. The goals identified in the 2004 Annual Action Plan were meant to make maximum impact with very limited funds. Upon creation and implementation of some programs additional gaps in local capacity were identified and the City is working to support partner agencies in developing the capacity necessary to carry out the goals of the Consolidated Plan and future Annual Action Plans.

The following are the activities identified in the 2004 Annual Action Plan:

### Administration

The City spent \$60,566.90 in administration. The City allocated \$61,200 CDBG funds for 2004 program year administration. Administration costs include 100% of salary for the CDBG Coordinator as well as all cost associated with meeting HUD requirements for program administration including training, reporting and public participation requirements. Administration costs remain below the 20% allowable cap.

### Housing Repair

Staff began working with two local non profit agencies that provide rehabilitation assistance to low and moderate income people to establish a program that could effectively utilize CDBG funds. The two local non profit agencies offered two programs: Housing Action requested \$24,000 toward the rehabilitation of two single family homes that would be made available for sale to low and moderate income first time homebuyers. The homes will sell for \$101,000. Housing Action, NSV partnered with Blue Ridge Housing Network (BRHN) to provide grants to offset the costs for down payment and closing. BRHN also provides homeownership education classes as a condition of participation in the program. The homes are near completion; and BRHN is working to identify and qualify potential homeowners. BRHN has reported two major challenges in qualifying homeowners:

- poor credit scores
- many potential clients are not interested in purchasing a home in that area

The City is working with BRHN to create a marketing campaign in order to attract potential buyers.

Shortly after Entitlement designation, Help with Housing notified the City of the organization's inability to use State funding in the City of Winchester as a result of its entitlement status. The City began discussing possible arrangements that would allow Help with Housing to do work in the City of Winchester. Help with Housing is a non profit agency that provides assistance for emergency home repair and minor rehabilitation. The organization works with licensed contractors to ensure that the work meets building code.

The City reached an agreement with Help with Housing to provide the remaining 2004 funds dedicated to Housing Repair. Since execution of that agreement, Help with Housing has identified 10 properties in need of assistance. The needs for assistance range from installation of a ramp to improve accessibility for an elderly disabled homeowner to a major rehabilitation of a fire damaged home.

Many of the homes in need of assistance far exceed the amount of money available to Help with Housing. Further, some of the properties' owners were not willing to

participate in the program because the program requires that the work be completed by licensed contractors.

The City is working with Help with Housing and a local contractor to increase marketing of the assistance program and to reevaluate the criteria under which property owners must participate. The program was originally designed as a loan program, but may be adjusted to a forgivable grant program should the City and its partners determine that the program would be better utilized.

Staff will continue to work toward the identification and rehabilitation of 10 housing units.

### Homeownership

The City of Winchester is currently working with two non profits, Habitat for Humanity and AHC, Inc in order to provide affordable homeownership opportunities to low and moderate income homebuyers.

Habitat for Humanity is developing 9 new homeownership opportunities over the next three years. The City assisted with the purchase of land with local funds in the amount of \$211,560 to purchase a total of nine lots.

AHC, Inc is a non profit organization located in Arlington, Virginia. After assessment of the capacity of local organizations to rehabilitate existing homes for homeownership, the city determined that it must contract with a seasoned organization with great capacity and experience with affordable housing development. The City of Winchester has committed \$414,560 for the creation of a pool available for acquisition and rehabilitation of homes to be available for sale to low and moderate income qualified homebuyers. The agreement with AHC, Inc allows AHC to purchase two homes for rehabilitation. The agreement may be renewed after a per house cost estimate is presented. The funds made available for the pool of funds are as follows:

- \$278,370 from CDBG Small Cities Program Income
- \$39,800 from CDBG 2004
- \$66,060 from CDBG 2005
- \$30,330 from the City Housing Fund

As a result of investment in Homeownership Activities, 11 new homeownership opportunities will be created, 5 of which are scheduled for completion/ occupancy this calendar year.

### Neighborhood Improvements

As a result of additional funding sources that have been allocated to Homeownership activities, the City determined that 2004 CDBG funds could be allocated for Neighborhood Improvements. Program year 2004 funds have been designated to streetscape improvements that will complete a blight removal project entitled Downtown Revitalization Project funded by a 2002 Small Cities grant. The grant, awarded in 2002 was meant to eliminate 100% of blight and blighting influences in the four block area. Because the cost of materials has increased so much since the initial project budget was created in 2001, the city eliminated one block of the streetscape portion in order to stay within the budget. The city has since determined that the project should be completed. This project should assist in the City's effort to reach timeliness guidelines as well.

The City engineering staff is working with designers to create plans so that they will be ready to bid. Ideal construction commencement would be spring, 2006.

The city will report beneficiaries by low/mod census tract.

Most of the projects will be funded by multiple years' CDBG allocations, as well as additional local funding sources. The following worksheet shows the distribution of funds by source for each activity:

**City of Winchester**  
**Office of Housing and Community Initiatives**  
Summary of Obligated Funds and Sources

**Administration** **\$119,098**

Program

Administration

CDBG FY04 \$61,200

CDBG FY05 \$57,898

**Rehabilitation** **\$120,528**

Help with Housing

CDBG FY04 \$56,000

CDBG FY05 \$40,528

Housing Action

CDBG FY04 \$24,000

**Homeownership** **\$626,120**

AHC, Inc

Small Cities \$278,370

CDBG FY04 \$39,800

CDBG FY05 \$66,060

City Housing Fund \$30,330

Habitat for Humanity

City Housing Fund \$211,560

**Non-Obligated Funds** **\$327,702**

Program

\$258,110

Administration

\$69,592

These funds will be used for Analysis of  
Impediment of Fair Housing

**TOTAL** **\$1,193,448**